



7648-7654 SAN FERNANDO ROAD

LOS ANGELES, CA 91352

INDUSTRIAL PROPERTY FOR LEASE



TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com



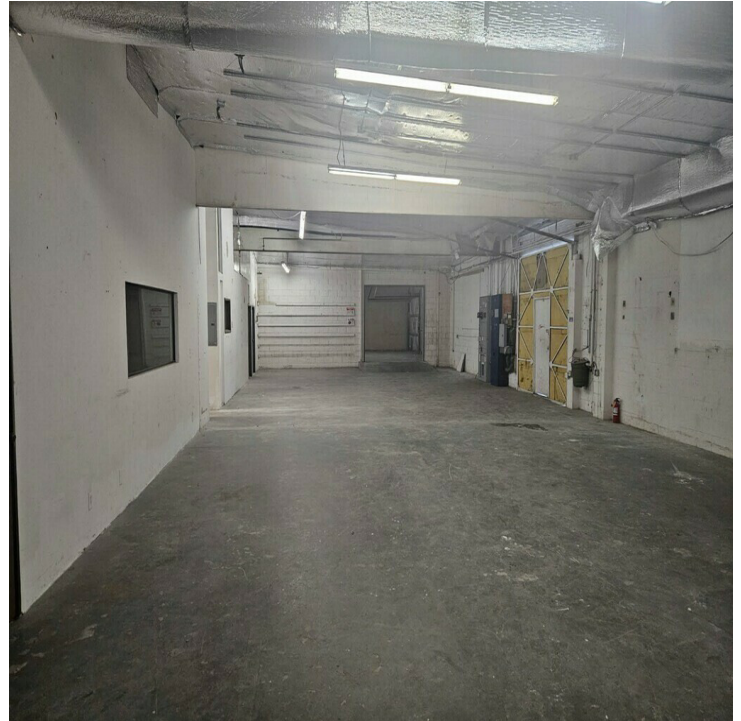
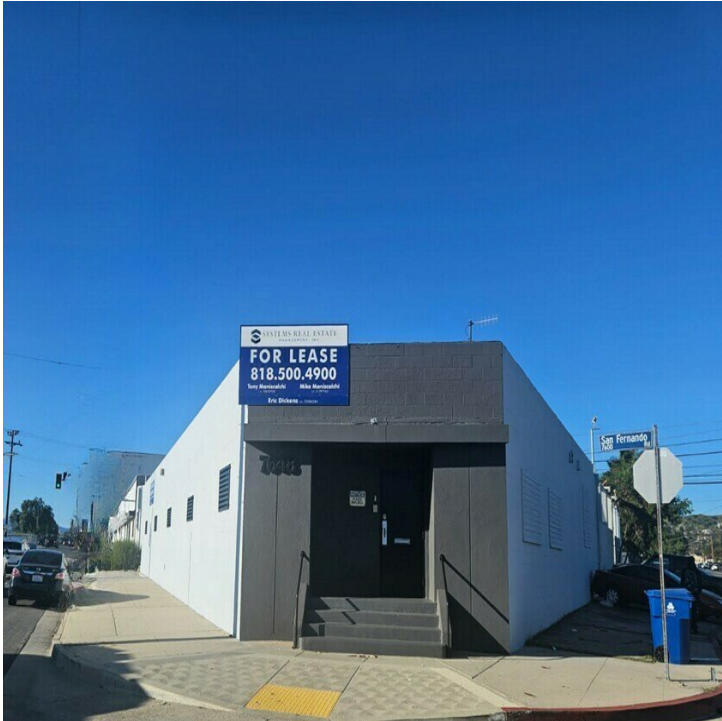
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OFFERING SUMMARY

Lease Rate: \$1.55 SF/month (MG)
\$10,540/MO

Building Size: 6,800 SF

Lot Size: 10,111 SF

Zoned: LA M1

PROPERTY OVERVIEW

Freestanding building available for lease. Rear paved yard with electric gate; high quality office build-out with kitchen. Warehouse comes with industrial racking, extraction fans and emergency showers; 13' ceiling height; three (3) loading doors; (1) one storage shed; four (4) restrooms.

PROPERTY HIGHLIGHTS

- Zoning: LAM1
- Power: 400 A, 120-240 V, 3 P, W4
- ** 400 SF Garage not included in total/building square footage. **

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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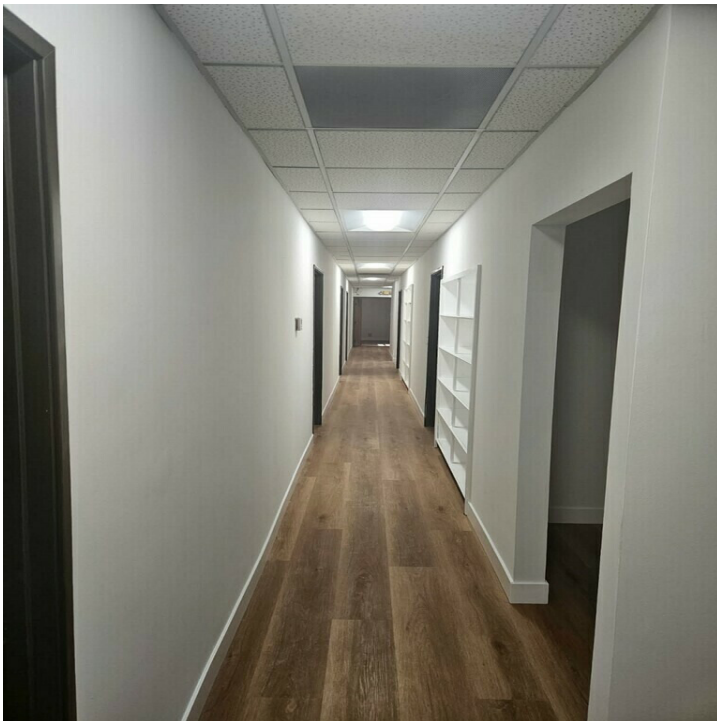


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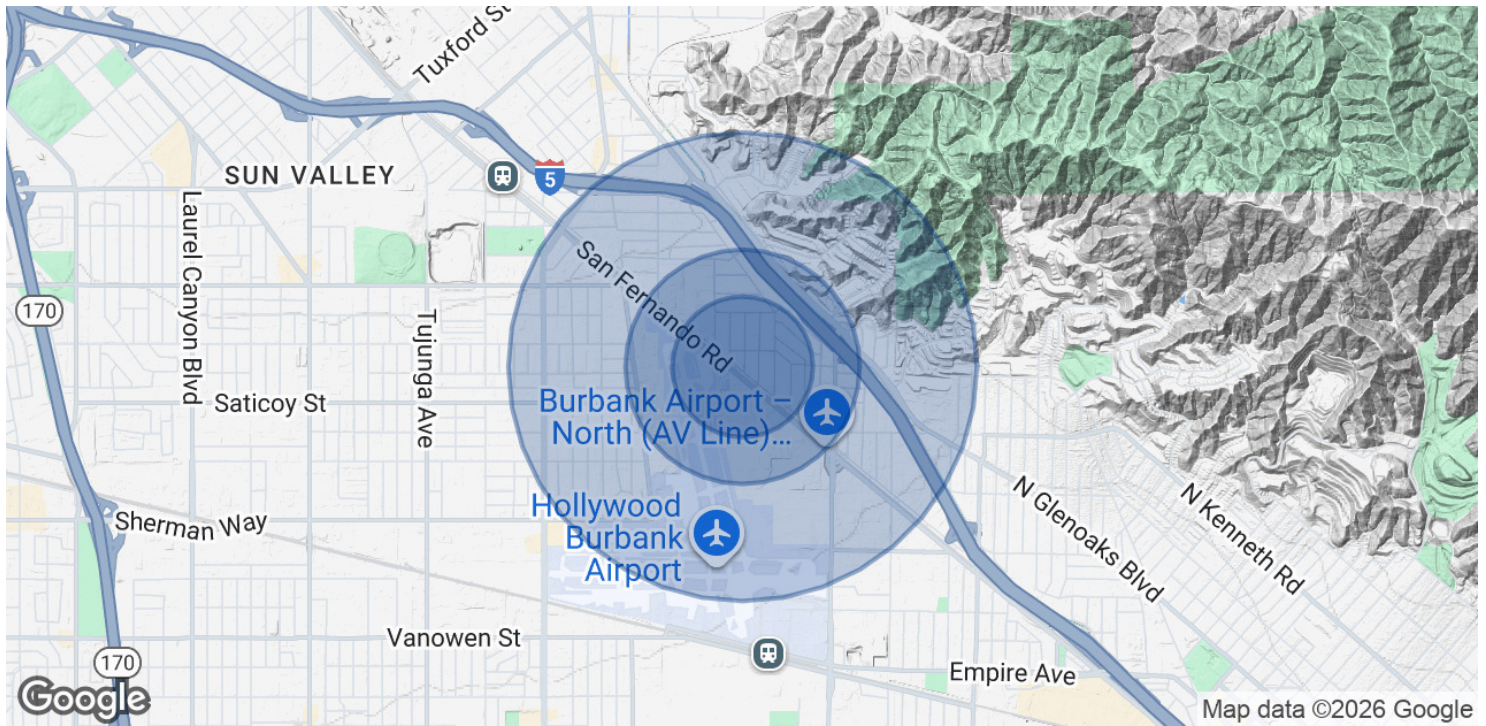


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,031	4,258	17,979
Average Age	38	39	40
Average Age (Male)	38	39	39
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	249	1,147	4,989
# of Persons per HH	4.1	3.7	3.6
Average HH Income	\$112,034	\$113,158	\$104,081
Average House Value	\$749,667	\$796,287	\$807,387

Demographics data derived from AlphaMap

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